

53-3-2 ✓ # 3132 48-337
 53-3-3 ✓ # 3133 48-338
 53-3-4 ✓ # 3134 48-339
 53-3-5 ✓ # 3135 48-340
 53-3-9 ✓ # 3136 48-321
 58-2-33 ✓ # 3137 52-31

PKC ✓
 TC ✓
 CF ✓

WARRANTY DEED
 (Maine Statutory Short Form)

008791

TRANSFER
TAX
PAID

now
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KNOW ALL MEN BY THESE PRESENTS, that NEIL KURZMANN ASSOCIATES, a Maine general partnership with a place of business at Portland, County of Cumberland, and State of Maine, for consideration paid, grants to RICHARD J. CAREY and MARIE G. CAREY, both of Waterville, County of Kennebec, and State of Maine, whose mailing address is 79 Grove Street, Waterville, Maine 04901, as joint tenants, with **WARRANTY COVENANTS**, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

Certain lots or parcels of land with the buildings and improvements thereon situated at and near Elm Street, Main Street and College Avenue, all in said Waterville, and all easements and rights appurtenant thereto, all more particularly described in Schedule A attached hereto.

Said premises are conveyed subject to a mortgage given by the Grantor herein to Melcher Associates dated June 6, 1986 and recorded in Kennebec County Registry of Deeds in Book 2962, Page 289, which mortgage was assigned to Greater Portland Realty Associates by assignment dated September 16, 1986, recorded in Kennebec County Registry of Deeds in Book 3031, Page 274, and which mortgage is also the subject of a Collateral Assignment by said Greater Portland Realty Associates to Peoples Heritage Savings Bank dated September 17, 1986 and recorded in said Registry in Book 3031, Page 275. The Grantees hereby by their acceptance of this deed assume and agree to perform the covenants therein and to pay said mortgage and the indebtedness secured thereby. reference is also made to Assumption Agreement of even date herewith.

Being the same premises conveyed to the Grantor herein by deed of the said Melcher Associates dated June 6, 1986 and recorded in said Registry in Book 2962, Page 261. For further reference to the title herein conveyed, see a Judgment and Decree, Docket No. CV-86-498, Beshara Saliba v. Jane Kartz Robertson, et al., dated January 26, 1987 recorded in the Kennebec County Registry of Deeds in Book 3102, Page 19.

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IN WITNESS WHEREOF, ss NEIL KURZMANN ASSOCIATES has
caused this instrument to be executed this 4th day of May,
1989 by Louis C. Wood and Daniel M. Kurzmann, its General Partners, thereunto
duly authorized.

WITNESS:

[Signature]
to both

NEIL KURZMANN ASSOCIATES
a Maine general partnership

By: *[Signature]*
Louis C. Wood
Its General Partner

By: *[Signature]*
Daniel M. Kurzmann
Its General Partner

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 4, 1989

Then personally appeared the above named Louis C. Wood and
Daniel M. Kurzmann, General Partners of said Neil Kurzmann
Associates, and acknowledged the foregoing instrument to be
their free act and deed in said capacity and the free act and
deed of said General Partnership.

Before me,

[Signature]
Notary Public/Attorney-at-Law
LESLIE E. LOWRY, III

SCHEDULE A48-336
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52-300PARCEL I:

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, bounded and described as follows, to wit:

- Beginning: in the westerly line of College Avenue in the northerly line of land formerly of the Elmwood Hotel;
- Thence: northerly in said westerly line of College Avenue thirty-five (35) feet;
- Thence: westerly at right angles with the westerly line of College Avenue ninety-seven and four tenths (97.4) feet to an iron pin set in the ground in the easterly line of land formerly of the Elmwood Hotel property;
- Thence: southerly in said easterly line of land formerly of the said Elmwood Hotel about forth-eight and three tenths (48.3) feet, to an iron pin in the northerly line of land formerly of said Elmwood Hotel property;
- Thence: easterly in the northerly line of land formerly of said Elmwood Hotel property eighty-two and sixty-hundredths (82.60) feet to an iron pin in the westerly line of said College Avenue and the point of beginning.

Also a right of way in common with others over a strip of land four (4) feet wide lying next northerly of the premises above described and extending from the westerly line of College Avenue to the westerly line of land now or formerly of Delphia Gray; together with any and all other rights appurtenant to the within described property which the within described property as a dominant estate has acquired by grant or otherwise in adjacent properties.

PARCEL II:

Also another certain lot or parcel of land, with the buildings thereon, situated on the west side of College Avenue, in said Waterville, bounded and described as follows, to wit:

- Beginning: on the westerly line of College Avenue at the southeast corner of land now or formerly owned by Frank Philbrick and running southerly forth-three and four-tenths feet (43.4);
- Thence: running in a westerly direction ninety (90) feet in a line parallel with said Philbrick's south line;
- Thence: southerly at right angles eight and seven tenths (8.7) feet,
- Thence: westerly at right angles in a line parallel with said Philbrick's south line about twenty-nine (29) feet to land of the Elmwood Hotel Company, formerly owned by George B. White of Boston;
- Thence: northerly about fifty-four (54) feet to the southwest corner of said Philbrick's land, said corner being also the corner of land of H. T. Winters, Elmwood Hotel Company, and the land hereby conveyed;

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Thence: easterly on hundred thirty-four and nine-tenths (134.9) feet along the southerly line of said Philbrick's and to the point of beginning.

PARCEL III:

Also another certain lot or parcel of land with the buildings thereon situated on the westerly side of College Avenue in said Waterville, commonly known as number 14, and bounded and described as follows, to wit:

Beginning: on the westerly line of College Avenue at a point forty-three and four tenths (43.4) feet from the southeasterly corner of land formerly of Frank Philbrick;

Thence: running westerly in a line parallel with said Philbrick's south line ninety (90) feet;

Thence: running southerly at right angles with said last mentioned line eight and seven tenths (8.7) feet;

Thence: running westerly in a line at right angles with said last mentioned line about twenty-nine (29) feet to land now or formerly of the Elmwood Hotel property;

Thence: running southerly along the easterly line of said Elmwood Hotel property to the northerly line of land formerly of Stanley A. Cobb;

Thence: running easterly along the northerly line of said Cobb land to the westerly line of College Avenue;

Thence: along the westerly line of College Avenue to the point begun at.

Subject to rights of way as described in deed to B. L. Batchelor and Elizabeth E. Batchelor from Delphia Gray, dated April 14, 1920, to which reference may be made for a more particular description.

Also a certain lot or parcel of land with the buildings thereon situated in said Waterville and bounded and described as follows, to wit:

Beginning: at an iron pin driven in the ground at the northwesterly corner of the above described lot; the same being thirteen and fifty-five (13.55) feet southerly of an iron pin driven in the ground at an angle point in the easterly line of land which the Lewiston Buick Company purchased from the Elmwood Hotel Company prior to May 21, 1921;

Thence: northwesterly in a line coincident with the northerly line of the parcel first above described extended four and twenty-five hundredths (4.25) feet to an iron pin driven into the ground;

Thence: southerly in a line parallel with the easterly line of Main Street to an iron pin driven into the ground at a point where this line intersects the easterly line of said land which the Lewiston Buick Company acquired from the Elmwood Hotel Company; this last described point being at the apex of the triangular shaped parcel of land described below;

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Thence: northerly in said easterly line of land which the Lewiston Buick Company acquired from the Elmwood Hotel Company to the point of beginning.

This second piece or parcel of land described above is triangular in shape.

Excepting and reserving, however, from the conveyance of the parcel of land first above described a certain lot of land situated in said Waterville and bounded and described as follows, to wit:

Beginning: at an iron pin driven in the ground at the southeasterly corner of the lot which the Lewiston Buick Company acquired from the Elmwood Hotel Company and which is mentioned above;

Thence: easterly in a line coincident with the southerly line of said land which the Lewiston Buick Company acquired from the Elmwood Hotel Company and the same extended easterly four and thirty-two hundredths (4.32) feet to an iron pine driven into the ground;

Thence: northerly in a line parallel with the easterly line of Main Street to a point where the same intersects the easterly line of said land which the Lewiston Buick Company purchased from the Elmwood Hotel Company, to an iron pin driven in the ground;

Thence: southerly in the easterly line of said land which the Lewiston Buick Company purchased from the Elmwood Hotel Company to the point of beginning.

Said excepted parcel is triangular in shape.

PARCEL IV:

Also another certain lot or parcel of land located in Waterville, Maine, and more particularly described as follows:

Beginning: in the easterly line of Elm Street at the southwesterly corner of the Post Office Lot and running thence south fifty degrees, thirty-five minutes east (S 50°35' E) forty-four and fifteen hundredths feet (44.15) to a stone monument;

Thence: south sixty-five degrees thirty-five minutes east (S 65°35' E) fifty-eight and two tenths (58.2) feet;

Thence: southerly forty-two (42) feet to the Unitarian Church property;

Thence: westerly twenty-two and seventy-six hundredths feet (22.76) on the North line of said Unitarian Church property to a corner;

Thence: south nine degrees six minutes west (S 09°06' W) nineteen and sixty-five hundredths (19.65) feet to a stone monument;

Thence: north seventy degrees West (N 70° W) sixty-four and ninety-four hundredths feet (64.94);

Thence: south six degrees west (S 06° W) eighteen and sixty-three hundredths feet (18.63);

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Thence: north fifty degrees thirty minutes west
(N 50°30') sixty and seventy-five hundredths
feet (60.75) to Elm Street;

Thence: north thirty-nine degrees thirty minutes east
(N 39°30' E) ninety-two and five tenths feet
(92.5) along Elm Street to the point of beginning.

PARCEL V:

Also another certain lot or parcel of land with the buildings thereon situated in said Waterville, and bounded and described as follows:

Beginning: at a point in the westerly line of College Avenue at the southeasterly corner of land formerly of The President and Trustees of Colby College, now of one Robert Drapeau, said point being marked by a stone monument set in the ground at a point six tenths (.6) of a foot easterly of said westerly line of College Avenue;

Thence: southerly in said westerly line of College Avenue about ninety-five and five tenths (95.5) feet to the northeasterly corner of land formerly occupied by B. O. Goodrich;

Thence: westerly in said Goodrich's northerly line one hundred thirty-four and one tenth (134.1) feet to a stone monument and iron pipe set in the ground at a point supposed to be at the southeasterly corner of land now or formerly of H. T. Winters;

Thence: northerly in the easterly line of land of said Winters seventy-eight and six tenths (78.6) feet to a stone monument set in the ground at his northeasterly corner and in the southerly line of land formerly of Warren C. Philbrook;

Thence: easterly in the southerly line of land of said Philbrook thirty-six and fifty-five (36.55) feet to a stone monument set in the ground at said Philbrook's southeasterly corner;

Thence: northerly in the easterly line of land of said Philbrook eleven and ninety-five hundredths (11.95) feet to an iron pin driven in the ground at the southwesterly corner of said land formerly of The President and Trustees of Colby College;

Thence: easterly in the southerly line of land formerly of The President and Trustees of Colby College one hundred fourteen (114) feet to said westerly line of College Avenue and the point of beginning.

PARCEL VI:

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, bounded and described as follows, to wit:

Beginning: at the intersection of the northerly line of North Street with the westerly line of Main Street;

Thence: northerly in the westerly line of Main Street one hundred thirty-nine and six tenths (139.6) feet to the land now or formerly of Abbie F. Webster;

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Thence: westerly on the southerly line of land of said Webster one hundred forty-seven and two tenths (147.2) feet to a pipe driven in the ground in the easterly line of land now or formerly of Alvah A. Towne;

Thence: southerly in the easterly line of land of said Towne, thirty and forty-six one hundredths (30.46) feet to land now or formerly of the heirs or devisees of Charles F. Keith;

Thence: easterly in the northerly line of said land of said heirs or devisees of said Keith twenty and eighty one hundredths (20.81) feet to a stake in the easterly line of said land of said heirs or devisees of said Keith;

Thence: southerly in said easterly line sixty-eight and thirty-one hundredths (68.31) feet to a stake in the northerly line of North Street;

Thence: easterly in said northerly line of North Street one hundred sixty-eight and two tenths (168.2) feet to the point begun at.

Excepting and reserving from the above described lot or parcel of land the following lot or parcel of land deeded to the Waterville Savings and Loan Association on June 6, 1960 and recorded in the Kennebec Registry of Deeds, Book 1190, Page 199 and bounded and described as follows:

Beginning: at a point of intersection of the westerly line of Main Street and the northerly line of North Street in said Waterville;

Thence: westerly along the northerly line of North Street one hundred twenty-four (124) feet;

Thence: northerly forty-one and twenty-five (41.25) feet to a point near the edge of a concrete driveway as presently located;

Thence: easterly along and near the southerly edge of said concrete driveway as presently located eighty-eight and seven tenths (88.7) feet to the said westerly line of Main Street;

Thence: southerly along the said westerly line of Main Street sixty-eight and twenty-five hundredths (68.25) feet to the point of beginning.

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ATTEST: *M. B. M.*